

2.0 PLANNING POLICY CONTEXT



2.0 THE ARCHITECTURAL CHARACTER OF WHITCHURCH

The application site is situated to the north of High Street, south of Whitchurch Business Park. It fronts onto the A413, a primary route connecting Aylesbury to Buckingham, and serves as a key transportation corridor linking several smaller settlements, including Padbury, Winslow, and Whitchurch. The site spans approximately 1.07 hectares and is currently privately owned with no public access.

The majority of the site's perimeter is defined by a mature tree line, which, combined with the site's elevation higher than the A413 running along its western boundary effectively screens the site from public view. To the north and east, the site borders open grassland, and the existing tree line and hedgerow will be retained and enhanced where feasible. The southern boundary adjoins the Grade II listed building, Kempson House. The site is currently well-screened, and a self-imposed minimum 5-meter no-build buffer zone will be implemented to maintain the character of the setting and preserve the integrity of the adjacent heritage property.

PLANNING POLICY CONTEXT:

The adopted development plan for the site comprises:

- **Vale of Aylesbury Local Plan;**
- **Whitchurch Neighbourhood Plan; and**
- **Whitchurch Design Guidance and Codes.**

Policy W2: Housing Allocation

The forthcoming local plan designates the site for residential development. The proposal will adhere to the site-specific requirements outlined in the local plan.

i: The proposal seeks approval for the construction of 21 dwellings, below the estimated 23 units. This approach strikes a balance between providing sufficient open space and maintaining a housing density compatible with the surrounding area.

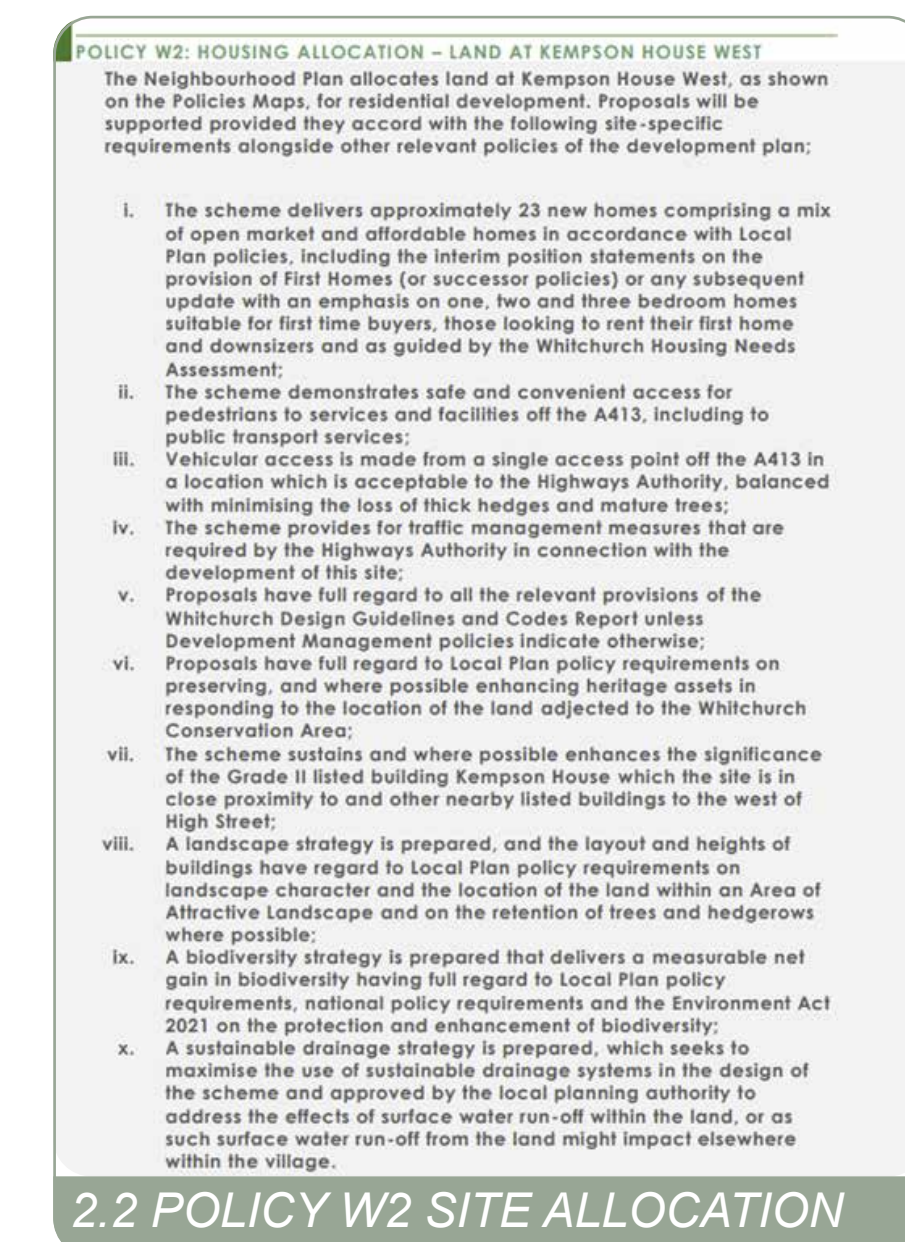
ii, iii, iv: The proposal has been designed to ensure safe access and manoeuvrability in compliance with highways authority standards. Ongoing consultations with the local Highways Authority will continue throughout the planning process.

v, vi, vii: The design team has carefully considered the site's planning and physical context, aiming to create a proposal that enhances the village's character. This will be achieved through thoughtful site layout and architectural design.

viii, ix, x: A comprehensive landscape, biodiversity, and sustainable drainage plan will be included in the planning application. The plan will feature new native planting, wildlife enhancements (including hedgehog routes and bird boxes), and sustainable water management strategies.



2.1 DESIGN GUIDANCE



2.2 POLICY W2 SITE ALLOCATION

Incorporating feedback from public consultations and ensuring alignment with policy requirements will be key drivers in refining the final proposal. A detailed account of how the proposal meets the 10 criteria will be included in the full planning application.